



redrose

3 Regiment Drive

Buckshaw Village, Chorley, PR7 7BL

Lovely Redrow-built, three-story family home, thoughtfully extended at the rear, situated on a generous corner plot. This home boasts versatile living space across three floors, featuring generously sized bedrooms, two of which are en suite, and a delightful kitchen/diner opening onto a great size c...

Asking Price Of £380,000

EPC Rating '76'





Property Description

GROUND FLOOR

ENTRANCE HALL

Double glazed wood door leads to hall. Radiator, doors to adjoining rooms, with stairs to first floor.

SNUG/STUDY

2.9 X 2.8 Double glazed window to front elevation, ceiling light and radiator.

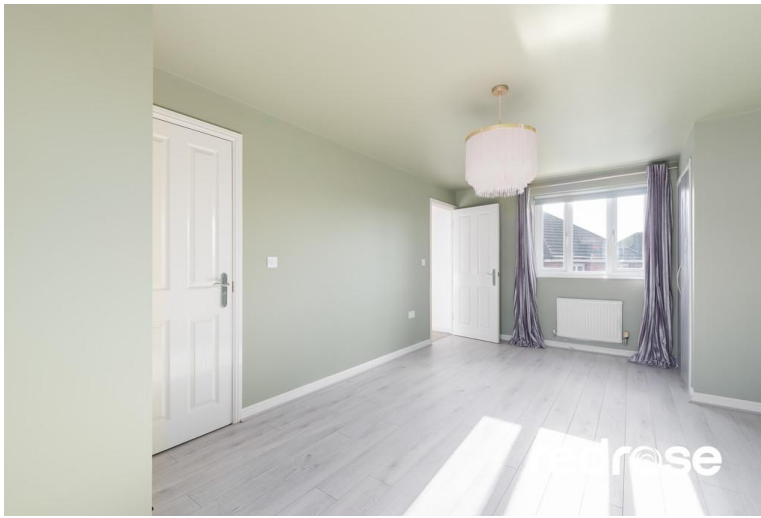
LOUNGE

3.2 X 5.5 Two ceiling lights, double glazed window to front elevation. TV point and double doors leading to Orangery.

ORANGERY

2.7 X 5.2 This wonderful space has double glazed windows to both sides and the rear. Fitted ceiling lights, tiled floor, radiator, double glazed French doors to the rear and opening through to the kitchen.

KITCHEN



4.7 X 2.9 Window double glazed to the rear elevation, fitted ceiling lights, tiled floor, American style fridge/freezer, Range style cooker, dishwasher, door to utility room.

UTILITY ROOM

Double glazed window to side elevation, stainless steel sink unit, space for dryer, space for washing machine, tiled floor, radiator, ceiling light and extractor fan.

CLOAKROOM

Wash hand basin low level w/c , radiator and extractor, ceiling light.



FIRST FLOOR LANDING

Double glazed window to rear elevation ceiling light, doors to joining rooms.

MASTER BEDROOM

3.2 X 5.5 Double glazed windows to both the front and the rear elevation allows light to flood in, built in wardrobes, ceiling, light, radiators and door to en-suite.

EN SUITE

1.8 X 2.7 Double glazed window to rear elevation, shower cubicle, low level w/c and wash hand basin, tiled floor, tiled walls, chrome towel rail, ceiling lights and extractor.



FAMILY BATHROOM

1.8 X 2.0 Double glazed window to rear elevation, P shaped bath with shower over. Low level w/c and wash hand basin. Chrome heated towel rail. Tiled floor tiled walls, ceiling lights and extractor.

BEDROOM TWO

3.0 X 3.3 Double glazed window to front elevation, built in wardrobes, ceiling lights and radiator.

SECOND FLOOR LANDING

Velux style roof window, radiator, ceiling light doors to joining bedrooms.



BEDROOM THREE

4.8 X 3.2 Double glazed dormer window to front elevation, Velux style roof window to rear, radiator ceiling light and door to en suite.

BEDROOM FOUR

4.2 X 3.0 Double glazed dormer to front, Velux style window to rear, ceiling light, radiator and door to storage cupboard.

EN SUITE

Aerial boundary view for illustrative purposes only



Newly fitted bathroom with enclosed shower unit, low level WC and wash hand basin. Ceiling light point.

DOUBLE GARAGE

Double detached garage accessed via side door and up and over door to the front. The garage has power and light. Parking in front of the garage for several vehicles.

REDROSE MORTGAGE SERVICES

If you would like a free mortgage consultation our in house financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	76	
(55-68) D		
(39-54) E		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements